

**NOTICE OF PREPARATION  
OF AN  
ENVIRONMENTAL IMPACT REPORT**

**FOR THE  
MONTEREY HIGHWAY SOCCER COMPLEX**

**San José, California  
November 8, 2005**

**PROJECT APPLICANT:**      **The City of San José**  
**FILE NO:**                    **GP05-02-03 and PP05-093**  
**APN:**                         **725-01-023**

As the Lead Agency, the City of San José will prepare an Environmental Impact Report for the above-referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering approvals for this project.

The project description, its location, and a brief summary of potential environmental effects are attached. The Notice of Preparation is also available for review online at the City of San José's website: <http://www.sanjoseca.gov/planning/eir/eir.asp>. Comments and questions regarding the EIR should be referred to Janis Moore of the Department of Planning, Building and Code Enforcement at (408) 535-7815 or by e-mail at [Janis.moore@sanjoseca.gov](mailto:Janis.moore@sanjoseca.gov).

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

**PLEASE NOTE THAT OUR ADDRESS HAS CHANGED**

Plan Implementation Division  
Planning, Building and Code Enforcement  
Attn: Janis Moore  
City of San José  
200 East Santa Clara Street, Tower, 3rd Floor  
San José, CA 95113-1905  
(408) 535-7815

Stephen Haase  
Director of Planning, Building & Code Enforcement

\_\_\_\_\_  
Deputy  
Date:\_\_\_\_\_

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**A. INTRODUCTION**

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment, to establish methods for reducing adverse environmental impacts, and to consider alternatives to a project, prior to the approval of the project.

The EIR for the proposed General Plan amendment and Monterey Highway Soccer Complex on the 72.7-acre site in San José will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the proposed project and its potential environmental effects;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed;
- Environmental consequences, including:
  - any significant environmental effects which cannot be avoided if the project is implemented;
  - any significant irreversible and irretrievable commitments of resources;
  - the growth-inducing impacts of the proposed project;
  - effects found not to be significant; and
  - cumulative impacts

**B. PROJECT LOCATION**

The proposed Monterey Highway Soccer Complex will be located on a 72.7-acre, City-owned parcel. Main access to the project site will be from both Monterey Road and Burnett Road through the Ann Sobrato High School property. This project site is adjacent to the Ann Sobrato High School, on the east side of Monterey Road, west of Highway 101 and north of the municipal boundary of the City of Morgan Hill. The site is located within the South Coyote Valley Greenbelt (Greenbelt). Regional and vicinity maps of the project site are attached as Figures 1 and 2, respectively.

**C. DESCRIPTION OF THE PROJECT**

The project proposes a San Jose 2020 General Plan amendment as well as a public project to construct a soccer complex further described below:

Proposed General Plan Amendment (File No. GP05-02-03)

The project proposes to change the *San Jose 2020 General Plan Land Use/Transportation Diagram* (General Plan) designation from *Agriculture with Coyote Greenbelt overlay* to *Public Park/Open Space with Coyote*

*Greenbelt overlay* on the 72.7-acre site in order to allow for the development of an active recreation park by the City of San Jose. The *Coyote Greenbelt overlay* designation is described in the City's General Plan as an overlay designation that "...depicts the area in the Coyote Valley proposed as a permanent, non-urban buffer between San José and Morgan Hill. Allowed land uses and development standards in this area should be consistent with the base land use designations (Agriculture) covered by the overlay." Typically, no uses or structures are allowed which would require urban services, such as sanitary sewer or urban street improvements. The site is located outside the City of San Jose Urban Growth Boundary and Urban Service Area as these are depicted on the City's General Plan.

The General Plan stipulates that the *Public Park/Open Space* designation be applied only to those lands owned by public agencies or programmed for acquisition, although facilities and activities developed and operated wholly or partially by concessionaires and other private entities are also considered appropriate under this designation. Land uses would be devoted to open space and recreational uses for the most part, although some site improvements, such as restrooms, playgrounds, educational/visitor's centers and parking areas are an inherent component of properties with this land use designation.

### Current Zoning

The current zoning designation of the site is A Agriculture with the area fronting along Monterey Road zoned R-1-5. Rezoning of the subject property would not be required for the City to develop an active recreational use on the site.

### Proposed Soccer Playfields Public Project (File No. PP05-093)

The project proposes the construction of a sports field complex containing up to 8 soccer fields, parking, concession facilities, restroom facilities, a maintenance yard and other ancillary facilities. An entry building, tournament offices and storage facilities would be housed in modular buildings on the site. All of the ancillary facilities would be considered temporary and would not require the installation or development of building foundations. The project, by proposing no permanent structures or expanded infrastructure improvements would be consistent with the provision of the General Plan's Urban Growth Boundary that recognizes the physical, location, and service limitations of the designated South Coyote Valley Greenbelt area. Existing detention basins located on the site and serving the adjacent Ann Sobrato High School would remain.

Monterey Highway would provide the primary access point to the playfields, although access would also be from Burnett Road through the Ann Sobrato High School site. No major road construction would be carried out, although substantial landscaping would be added along Monterey Highway as well as the main entry driveway, which would stretch along the Southwestern edge of the soccer complex along Monterey Road.

The main parking areas for the project would be located in the northwestern portion of the site as well as along the northeastern edge of the complex. Up to 593 parking spaces would be accommodated on site, with 277 overflow parking spaces to be provided on the adjacent Ann Sobrato High School property. The total number of proposed parking spaces available at full build out would be 870 spaces, including the 277 overflow spaces.

Parking lots would be built using permeable paving materials consisting of gravel, crushed granite or similar rock materials within a structural framework of plastic hexagon or circular-shaped cells, and would provide sufficient structural strength to support vehicles, including emergency vehicles such as fire trucks. Driveways and paths would also be built using permeable paving materials. Footpaths would be constructed throughout the site to provide pedestrian access from field to field and from parking areas to fields. Additional footpaths would be provided to allow pedestrian access to and from the site. All playfields would be ADA accessible. Existing driveways and aprons will remain.

The proposed project would make portable concession trailers and restrooms available in various areas throughout the complex. Entry building, tournament offices and storage facilities would be housed in modular

buildings. All of the ancillary facilities would be considered temporary and would not require the installation or development of building foundations.

Soccer fields would be planted in turf grass and irrigated. Areas between fields would be hydro-seeded with erosion control grasses, or would remain as native vegetation and would not be irrigated. Existing vegetation would be augmented with similar species, selected for suitability for the site, and would be irrigated with subsurface automatic bubblers.

### Project Objectives

The City's objectives for the proposed project include the following:

- To provide a public outdoor recreation facility as a use in the Coyote Greenbelt between Monterey Highway and Highway 101 just north of Burnett Avenue on the Morgan Hill municipal boundary
- To develop the recreation facility with no permanent improvements or infrastructure
- To design the proposed facility for use by local sports leagues and the City of San José
- To provide additional facilities in the area to meet the increasing demands for soccer playing fields
- To develop the required facilities through a public-private partnership that will help minimize costs to the City
- To foster the achievement of the goals and policies of *Greenprint for Parks and Community Facilities and Programs* related to recreational opportunities

## **D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

The EIR will address the following environmental issues: land use, population and housing, transportation, geology and soils, hydrology and water quality, hazards and hazardous materials, cultural resources, visual and aesthetics, biological resources, air quality, noise, utilities and service systems, availability of public facilities and services, energy, cumulative impacts, alternatives to the project and growth-inducing impacts. A brief discussion of the probable environmental impacts is presented below:

### Land Use

The EIR will describe the existing land uses of the project site and surrounding area, and the current General Plan and zoning designations of the site. The EIR will describe the use proposed by the project, its relationship to existing development and land uses in the area, and will identify any land use impacts that could result from the proposed General Plan amendment and sports complex development, including loss of important farmlands. Mitigation and avoidance measures will be identified for significant land use impacts, as appropriate. The EIR will also describe the project's consistency with the *City of San Jose's 2020 General Plan*, and with other City-adopted plans and policies.

### Transportation

A traffic impact analysis will be prepared for the EIR that will describe traffic and circulation as it relates to site access, safety and impacts on the area's roadway network. The traffic impacts of the proposed project will be evaluated following guidelines of the City of San José and the Congestion Management Program (CMP). The study will determine the traffic impacts of the proposed project on key intersections and freeway segments in the vicinity of the project site. The operating level of service for the study intersections will be analyzed for the project as well as cumulative condition. Mitigation and avoidance measures will be identified for any significant traffic, parking, on-site circulation, bicycle or pedestrian impacts identified, as warranted.

### Geology and Soils

Soils on the site are expansive and subject to liquefaction. The proposed soccer playfields and ancillary facilities will also be subject to seismic events. The EIR will describe geology and soil constraints that may impact the proposed project and will identify mitigation and avoidance measures for significant geology and soils impacts, as appropriate.



### Hydrology and Water Quality

There are existing on-site storm basins that serve the adjacent Ann Sobrato High School property and provide groundwater recharge for the Santa Clara Valley Water District. These storm basins would remain. The EIR will evaluate the proposed project's conformance with the Santa Clara Valley Urban Runoff Pollution Prevention Program and the City of San Jose's Post-Construction Urban Runoff Management Policy. The proposed project will be required to conform to the National Pollutant Discharge Elimination System (NPDES). Mitigation and avoidance measures will be identified for any significant hydrology and water quality impacts of the proposed project, as appropriate.

### Visual and Aesthetics

The project site is located between two scenic routes as identified in the General Plan. Highway 101 is designated as a Rural Scenic Corridor and Monterey Highway is classified as an Urban Throughways. The Urban Throughways designation includes all the State and Interstate Highways that traverse through San José's Sphere of Influence. The EIR will describe the existing visual character of the project site and surrounding area and any potential impacts to scenic views that would result from development of the proposed project. Mitigation and avoidance measures (e.g. signage and landscaping consistent with Rural Scenic Corridor and Urban Throughway requirements) will be identified for significant visual or aesthetics impacts, as warranted.

### Biological Resources

The project site consists of a 72.7-acre open undeveloped area that is located approximately 1,000 feet southwest of Coyote Creek. Development of a sports complex on the site could potentially impact sensitive species that are associated with large open areas, creeks and riparian corridors. The EIR will describe the existing biological conditions and habitat value of the site and will evaluate the potential impacts of the project upon biological resources, including sensitive plant and wildlife species that may be present. Appropriate mitigation and avoidance measures will be identified in the EIR for any significant impacts, as appropriate.

### Hazards and Hazardous Materials

The EIR will address any existing hazards or hazardous material conditions on or adjacent to the project site as well as any project proposal for use or handling of hazardous materials. Mitigation and avoidance measures will be identified for significant hazardous materials impacts, if warranted.

### Cultural Resources

The EIR will evaluate existing surface and subsurface cultural resources that may be present on and adjacent to the site. Mitigation and avoidance measures will be identified for significant cultural resource impacts, if warranted.

### Air Quality

A detailed air quality analysis will be prepared to describe the existing air quality conditions in the Bay Area and to evaluate the air quality impacts of the project. The EIR will address the impacts of the construction and operation of the project upon local and regional air quality and identify mitigation measures for significant impacts, as appropriate. Temporary construction-related impacts will also be discussed.

### Noise

A noise analysis prepared for the proposed project will describe the existing ambient noise levels on the project site and will address the compatibility of the proposed uses with the project site's existing and future noise exposure, offsite impacts resulting from onsite noise sources, project-generated traffic noise impacts to sensitive receptors in the area, and the temporary noise increase during project construction. Mitigation and avoidance measures will be identified for significant noise impacts, as appropriate.

#### Utilities and Service Systems

The EIR will describe existing and planned utility and service systems (e.g., water, sanitary sewer, storm sewer, and garbage) in the project area and the increased demand for these utilities and services that will result from the proposed project. To the extent that new systems or extensions of infrastructure can be identified, the impacts of their construction will be identified in the EIR. In accordance with the requirements of SB 610, the EIR will evaluate water supplies for the proposed project. The EIR will describe the existing water supply that currently serves the project site and will evaluate both the project and cumulative impacts of the proposed project on the proposed water supply. Mitigation measures will be identified that would avoid or reduce significant impacts, as appropriate.

#### Availability of Public Facilities and Services

The EIR will address the ability of existing and planned public facilities and service systems to meet demands generated by the proposed project. Only physical impacts to the environment will be identified, such as the need to construct new facilities.

#### Energy

The EIR will examine the potential for the project to result in energy impacts including any substantial increase in energy demand, and will discuss any energy conservation measures included in the project. In conformance with CEQA Section 15126.4(a)(1)(C), energy conservation measures will be identified for significant impacts, as warranted.

#### Cumulative Impacts

In conformance with CEQA, this section will address the impacts of implementing this proposed project in combination with other past, present and reasonably foreseeable future projects. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.

#### Alternatives to the Project

Alternatives to the proposed project will be evaluated, including a “No Project” alternative. Other alternatives analyzed will be selected based on their ability to avoid or lessen one or more significant impacts while still meeting most of the basic objectives of the proposed project.

#### Growth Inducement

The EIR will evaluate the potential growth-inducing impacts of the proposed project pursuant to CEQA Guidelines Section 15126.2(d). The potential for the project to introduce new housing or employment in the area, or to provide new infrastructure links between discontinuous infrastructure distribution lines will be analyzed.

#### Other CEQA Sections

The EIR will include other sections required by CEQA, including Significant Unavoidable Impacts, Significant Irreversible Environmental Changes, Authors and Consultants, References, and Technical Appendices.



## LEGEND

- A 8 SOCCER FIELDS @ 210' x 345'  
NORTH-SOUTH ORIENTATION
- B 480 PARKING SPACES  
10 HC PARKING SPACES  
10 BUS/RV PARKING SPACES  
275 OVERFLOW PARKING  
(OFFSITE)
- C 2,000 SF MODULAR BUILDING  
2 OFFICES  
RESTROOMS  
STORAGE  
CONCESSION FACILITY  
2,000 SF COVERED PICNIC AREA
- D 12,000 SF PLAZA  
GROUP ASSEMBLY  
PICNIC SPACE
- E DETENTION BASINS
- F 75' SETBACK  
ORCHARD TREES
- G SHADE SCREEN TREES
- H WINDBREAK TREES
- I SHADE TREES IN PARKING AREA
- J MAINTENANCE FACILITY

All facilities to be developed in keeping with the character of an agricultural setting. All parking areas will be constructed of pervious materials.

# MONTEREY SOCCER PARK CONCEPTUAL PLAN

0 200' 400'

OCTOBER 2005

CITY OF  
**SAN JOSE**  
CAPITAL OF SILICON VALLEY





## FIGURE 2 LOCATION MAP

